

005.A

0001

0094.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

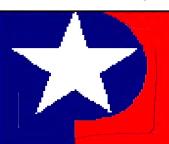
304,700 / 304,700

USE VALUE:

304,700 / 304,700

ASSESSED:

304,700 / 304,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		BROOKS AVE, ARLINGTON

OWNERSHIP		Unit #:	94
Owner 1:	SOLMONESE JOHN R		
Owner 2:			
Owner 3:			

Street 1:	94 BROOKS AVE UNIT 94
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	KRIKORIAN ROGER J/ANAHID -
Owner 2:	-
Street 1:	96 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7804											G8	1.				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	304,700			304,700		281179
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Total Card	0.000	304,700		304,700	Entered Lot Size
Total Parcel	0.000	304,700		304,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	302.58	/Parcel: 302.5

Land Unit Type:

Parcel ID 005.A-0001-0094.0

!15345!

PRINT

Date Time

12/11/20 05:04:45

LAST REV

Date Time

07/06/18 10:03:39

danam

15345

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
KRIKORIAN ROGER	48256-268	9/29/2006	295,000
			No No

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	846	Inter Fi	24,794	C				INTERIOR UPGRADES
2/24/2017	191	Alterati	12,000	C				
9/18/2015	1371	Redo Kit	20,000		9/18/2015			Renovation of kitc
5/23/2011	483	Redo Bat	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
3/19/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

